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**REPORT TO GANGES SEWER LOCAL SERVICE COMMITTEE
MEETING OF TUESDAY, 02 SEPTEMBER 2008**

SUBJECT **APPLICATION FOR INCLUSION OF LOT 2, SECTION 1, RANGE 3E, NORTH SALT SPRING ISLAND, COWICHAN LAND DISTRICT, PLAN 17153, INTO THE GANGES SEWER LOCAL SERVICE AREA. CIVIC ADDRESS: 203 RAINBOW ROAD**

PURPOSE

For consideration by the Ganges Sewer Local Service committee (GSLSC) of an application to extend the boundaries of the Ganges sewer local service area to include the above noted parcel or a portion of the parcel for purposes of the applicant receiving sewer service.

BACKGROUND

The owner of the above described property has approached Capital Regional District (CRD) staff with a request to be considered for inclusion of the property into the Ganges sewer local service area.

Details of Inclusion

The GSLSC may wish to consider the following information forwarded by the applicant respecting the application:

1. There is no subdivision planned.
2. The parcel size is approximately 4.5 acres in area.
3. The property is currently in the agricultural land reserve.
4. There is an existing dwelling and functioning septic field in place.
5. The applicant has agreed to pay a capacity purchase surcharge as per Bylaw 3262.
6. The applicant has agreed to pay any charges associated with the sewer connection.
7. There is sewer service fronting the parcel on Rainbow Road.

The parcel owner predicts the existing septic field may need attention in future and would like to take advantage of the situation to connect to the sewer rather than install a new septic system at a later date.

ALTERNATIVES

1. That the Ganges Sewer Local Service committee not support the application to include the parcel into the Ganges sewer area as proper operation and maintenance management of a septic system will ensure its continued performance, and prevent future septic system failure.
2. That the Ganges Sewer Local Service committee support the application to include the applicant's parcel into the Ganges sewer local service area and recommend that staff prepare the bylaw to amend Bylaw No. 1923 for consideration of the committee.

FINANCIAL IMPLICATIONS

If the application is supported, the CRD will assess the applicant the capacity purchase surcharge associated with one single family dwelling unit and the cost of making the connection from the property line to the sewer main on Rainbow Road. No extension of the sewer system is necessary for this connection.

SUMMARY/CONCLUSIONS

The current owners of Lot 2, Plan 17153 have requested sewer service. The owners have agreed to fund the capacity purchase charges as required under Bylaw No. 3262 and the cost of the service connection. There is no need to extend the sewer. There is an existing functioning septic system currently in place. Proper operation and maintenance management of a septic system will ensure its continued performance, and prevent future septic system failure.

RECOMMENDATION

That the Ganges Sewer Local Service committee:

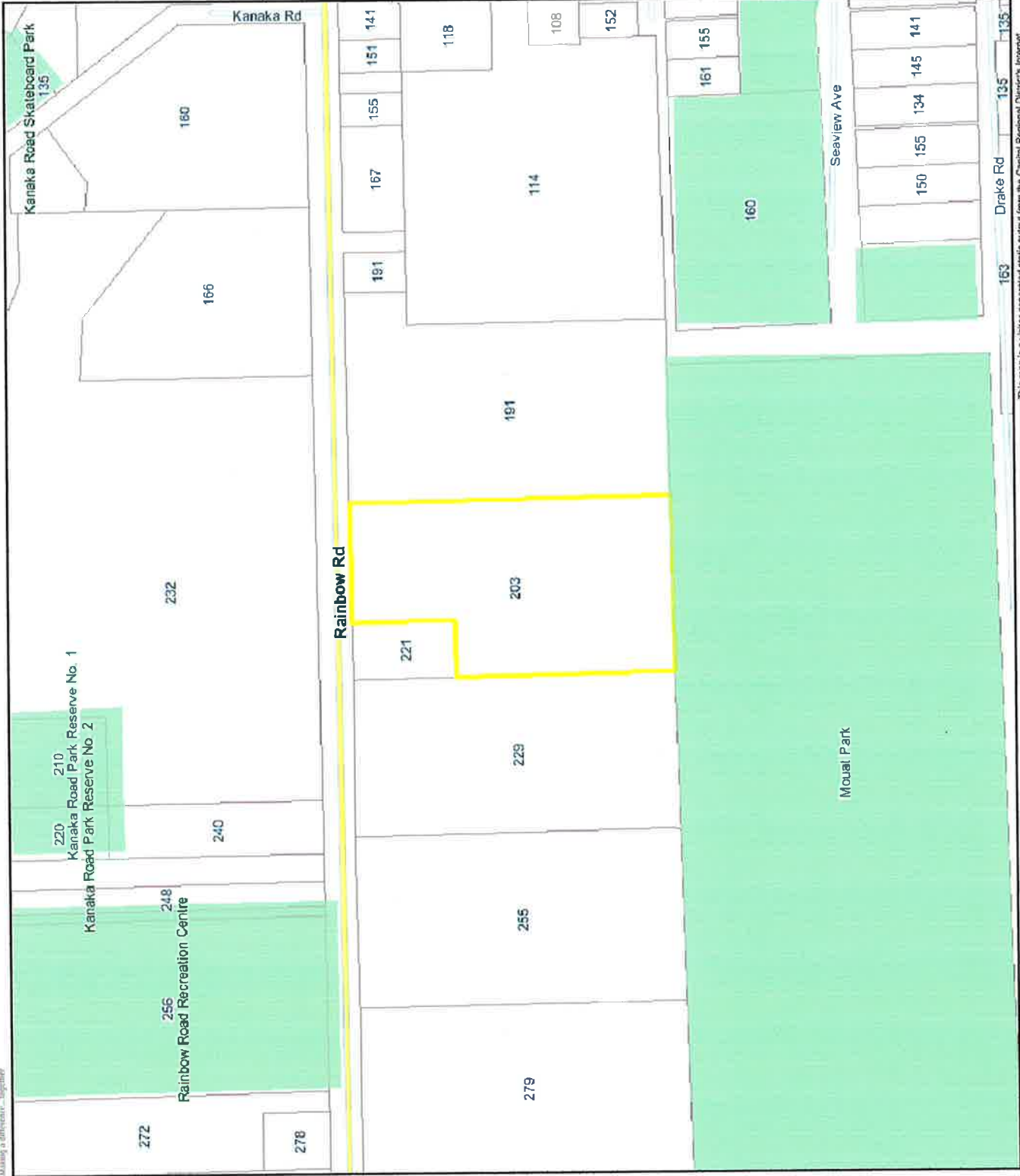
1. advise whether or not it wishes to support inclusion of Lot 2, Section 1, Range 3E, North Salt Spring Island, Cowichan Land District, Plan 17153 into the Ganges sewer local service area as outlined on the attached drawing, and if supported; then
2. direct staff to prepare for the consideration of the committee the necessary bylaw to amend Bylaw No. 1923, "Salt Spring Island Ganges Sewerage Local Service Establishment Bylaw, 1991" to expand the service boundary of sewer area to include the subject parcel.



Gary Hendren, ASCT
Local Services Engineering Coordinator

GH:ls
Attachments: 1

203 RAINBOW ROAD



Legend

- Municipal Boundaries
- Highways
- Major Roads
- Roads
- Parks & Protected Areas
- Federal Park
- Provincial Park
- Provincial Ec.reserve
- Regional Park
- Future Regional Park
- Municipal and Community Parks
- Protected Area
- Lot Boundaries
- Major Lakes
- Lakes and Rivers
- CRD Boundary



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